



Order Filed on September 15, 2017
by Clerk
U.S. Bankruptcy Court
District of New Jersey

TRENK, DIPASQUALE,
DELLA FERA & SODONO, P.C.
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Trenton, New Jersey 08611
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Andrea Dobin

Attorneys for Andrea Dobin, Chapter 7 Trustee

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY**

In re:

BUGGLE, Janine M.,

Debtor.

Case No. 17-20025 (CMG)

Judge: Christine M. Gravelle

Chapter 7

Hearing Date: n/a

CONSENT ORDER CONSENTING TO SALE OF OVER-ENCUMBERED PROPERTY

The relief set forth on the following page, numbered two (2) through (4), is hereby
ORDERED.

DATED: September 15, 2017

A handwritten signature in black ink, reading "Christine M. Gravelle", is written over a horizontal line.

Honorable Christine M. Gravelle
United States Bankruptcy Judge

(Page 2)

Debtor: BUGGLE, Janine M.,

Case No.: 17-120025(CMG)

Caption of Order: Consent Order Authorizing Sale of Over-Encumbered Property

THIS MATTER having been opened to the Court by Andrea Dobin, Trustee, by and through her counsel, Trenk, DiPasquale, Della Fera & Sodono, P.C. seeking entry of the within Consent Order Authorizing Sale of Over-Encumbered Property and the Court having been advised that the Debtor's real property located at 77 Bechstein Drive, Matawan, New Jersey (the "Property") is worth less than the amount due to both the first mortgagee, Ditech ("DiTech"), the second mortgagee, Bank of America ("BOA") and the third mortgage held by CIT Small Business Lending Corp., as guaranteed by the Small Business Administration ("CIT") and the Court having been further advised that the Trustee and CIT have reached an agreement whereby the Trustee will sell the Property for the benefit of the Estate and its creditors and the Court noting the consent of the parties to the form, substance and entry of the within Order;

IT IS HEREBY ORDERED as follows:

1. The Trustee is authorized to retain a real estate agent and market the Property for sale pursuant to 11 U.S.C. 363, subject to approval of the Court.
2. The Trustee will provide periodic updates to CIT as to the efforts to sell the Property.
3. At the time of consummation of the sale of the Property, the proceeds will be distributed as follows:
 - a. To satisfy municipal liens, e.g., unpaid real estate taxes, water and sewer charges and other assessments;
 - b. To satisfy the lien of Ditech, including unpaid interest, escrow deficiencies and reasonable costs and fees;

(Page 3)

Debtor: BUGGLE, Janine M.,
Case No.: 17-120025(CMG)
Caption of Order: Consent Order Authorizing Sale of Over-Encumbered Property

- c. To satisfy the lien of BOA, including unpaid interest and reasonable costs and fees;
 - d. To pay traditional closing costs, e.g., recording fees and administrative costs;
 - e. To pay the real estate broker the agreed-upon commission (or the creation of a reserve to enable the Estate to pay the commission, to the extent that the commission is not authorized in the order approving sale);
 - f. To reserve to the Estate the sum of \$10,000 to offset the costs of administration;
 - g. CIT and the Estate will divide the resulting net proceeds 75/25, with CIT receiving 75% of resulting net proceeds;
4. CIT will be afforded a period of thirty (30) days following receipt of its share of the proceeds of sale of the Property to file an unsecured proof of claim for its deficiency or modify any preexisting secured claim to reflect the amount then due and owing.
5. The Debtor has not asserted an exemption in the Property. The Trustee will object to any attempt to do so.

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(Page 4)

Debtor: BUGGLE, Janine M.,
Case No.: 17-120025(CMG)
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The undersigned consent to the form, substance and entry of the within Order.

**TRENK DiPASQUALE DELLA FERA
& SODONO, P.C.**, counsel to Andrea
Dobin, Trustee

Dated:

By: 

Andrea Dobin

**CIT SMALL BUSINESS LENDING
CORP.**

Dated: Sept 1, 2017

By: 

Name: Stephen R. Malden

Title: VP

Certificate of Notice Page 5 of 5
United States Bankruptcy Court
District of New Jersey

In re:
Janine M Buggle
Debtor

Case No. 17-20025-CMG
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: Sep 15, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 17, 2017.

db +Janine M Buggle, 77 Bechstein Drive, Matawan, NJ 07747-2331

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 17, 2017

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 15, 2017 at the address(es) listed below:

Andrea Dobin ecftrusteead@trenklawfirm.com, NJ55@ecfcbis.com
Andrea Dobin on behalf of Trustee Andrea Dobin adobin@trenklawfirm.com
Brian W. Hofmeister on behalf of Debtor Janine M Buggle bwh@hofmeisterfirm.com
Denise E. Carlon on behalf of Creditor Ditech Financial LLC dcarlon@kmlawgroup.com,
bkgroup@kmlawgroup.com
U.S. Trustee. USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 5